



# FOR SALE

2 RETAIL / OFFICE BUILDINGS & VACANT LAND

## FOUR PARCEL PACKAGE

1201, 1215, 1217 N Monroe Street, W Boone Avenue & N Monroe Street | Spokane, WA 99201

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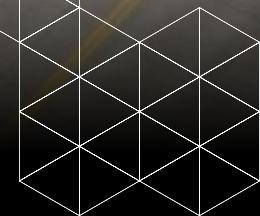
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# FOUR PARCEL PACKAGE FOR SALE

**OFFERING PRICE**  
**\$2,200,000**

**OFFICE/RETAIL BUILDING**  
1201 N Monroe Street

Parcel #: 35182.1307  
Building Size: ±1,736 SF  
Lot Size: ±7,796 SF

**OFFICE/RETAIL BUILDING**  
1215 N Monroe Street

Parcel #: 35182.1305  
Building Size: ±1,609 SF  
Lot Size: ±6,202 SF

**ADJACENT PARKING LOT**  
1217 N Monroe Street

Parcel #: 35182.1304  
Lot Size: ±5,147 SF

**VACANT LAND**  
W Boone Avenue & N Monroe Street

Parcel #: 35182.3210  
Lot Size: ±17,164 SF

1201, 1215, 1217 N Monroe Street,  
W Boone Avenue & N Monroe Street  
Spokane, WA 99201



# OFFICE / RETAIL BUILDING - 1215 N Monroe St

FOUR PARCEL PACKAGE **FOR SALE**



**OFFICE / RETAIL BUILDING - 1201 N Monroe St**

FOUR PARCEL PACKAGE **FOR SALE**



## SURROUNDING AREA | DEMOGRAPHICS

FOUR PARCEL PACKAGE **FOR SALE**



### DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	17,721	121,336	229,394
Projected Pop 2030	17,969	121,673	227,760
2024 Average HHI	\$71,314	\$89,326	\$96,304
2024 Median HHI	\$49,913	\$64,597	\$71,642
Median Age	35.7	35.5	36.7
Est Daytime Pop	43,247	113,480	187,776



### TRAFFIC COUNTS

N Monroe Street	±15,530 ADT
W Boone Avenue	±6,563 ADT

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